

PREPARED BY AND RETURN TO:  
First Title Corporation  
5384 Poplar Ave. Suite 440  
Memphis, TN 38119

901-761-0303

BK 0324 PG 0560

STATE HS.-DESOTO CO.  
FILED

Nov 10 10 53 AM '97

## WARRANTY DEED

BK 324 PG 560  
W.E. DAVIS CH. CLK.

THIS INDENTURE, made and entered into on this September 30, 1997 by and between **VENTURE BUILDERS CORPORATION** party of the first part, and **KENNETH EDWIN DERRYBERRY and wife, TAMMY SHELTON DERRYBERRY** party of the second part,

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **DESOTO**, State of **MISSISSIPPI**:

**LOT 5, OAKWOOD ESTATES NORTH SUBDIVISION, SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, THE NORTHWEST QUARTER OF SECTION 10, AND THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 6 WEST, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 49, PAGE 44, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.**

**BEING THE SAME PROPERTY CONVEYED TO GRANTOR, HEREIN BY WARRANTY DEED AT BOOK 313, PAGE 676, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.**

**PARCEL ID NUMBER: 2061-1104.0-00005.00**

**PROPERTY ADDRESS: 4813 ALEXANDER DRIVE, OLIVE BRANCH, MS. 38654**

**TO HAVE AND TO HOLD** The Aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for 1997 DeSoto County taxes and 1997 Olive Branch City taxes, both not yet due and payable; Subdivision restrictions, building lines and easements of record in Plat Book 49, Page 44, in the Chancery Clerk's Office of DeSoto County, Mississippi.

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

**WITNESS** the signature of the party of the first part (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

VENTURE BUILDERS CORPORATION

BY:   
CHARLES R. POGUE, PRESIDENT

T 21599

## STATE OF MISSISSIPPI, COUNTY OF DESOTO

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **VENTURE BUILDERS CORPORATION** to me known as the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 30th day of September 1997.

My commission expires \_\_\_\_\_

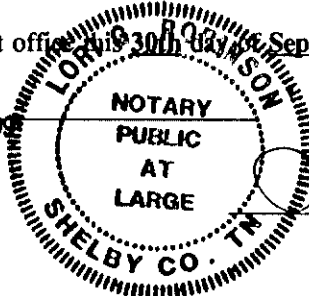
\_\_\_\_\_  
Notary Public

## STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared CHARLES R. POGUE with whom I am personally acquainted and who, upon oath, acknowledge himself to be the President of **VENTURE BUILDERS CORPORATION** President, being authorized so the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and Notarial Seal at office this 30th day of September 1997.

My commission expires Sept. 14 1999



Lorry R. Robinson  
Notary Public

(FOR RECORDING DATA ONLY)

Property address 4813 ALEXANDER DRIVE  
OLIVE BRANCH, MS. 38654

GRANTOR: VENTURE BUILDERS CORPORATION  
CHARLES R. POGUE  
8497 HUNDRED OAKS DRIVE  
GERMANTOWN, TN. 38139  
(901) 755-0196 (W)  
(901) 335-2814 (H)

Mail tax bill to:  
COMMUNITY MORTGAGE CORP  
142 TIMBER CREEK DRIVE  
CORDOVA, TN. 38018

GRANTEES: KENNETH EDWIN DERRYBERRY  
TAMMY SHELTON DERRYBERRY  
4813 ALEXANDER DRIVE  
OLIVE BRANCH, MS. 38654  
(901) 759-4359 (W)  
(901) 767-3963 (W)

This instrument prepared by  
AND RETURN TO:  
First Title Corporation  
5384 Poplar Avenue  
Suite 440  
Memphis, TN 38119  
(901)761-0303